

Agenda
October 10, 2023

REGULAR MEETING OF TOWN OF COLUMBUS
BOARD OF PLANNING AND ADJUSTMENT

RULES FOR PERSONS ADDRESSING BOARD MEMBERS

1. Each speaker will identify himself or herself by giving his or her **name and place of residence**.
2. Each speaker will be limited to speaking one time on any topic. When you are finished speaking, please step away from the podium and be seated.
3. Each speaker will be limited to **three (3) minutes** and each group's representative will be limited to a **maximum of ten (10) total minutes**. Each group is encouraged to designate a single spokesperson for their group.
4. Each speaker will confine himself or herself to the general question before the Council and avoid irrelevant comments.
5. Each person entering the Council Chamber will wear a mask until they get to their seat.

PUBLIC MEETING
(6:00 PM)

Planning Board

1. Planning Board Call to Order
 2. Roll Call
 3. Approval of the minutes of the September 5, 2023 Regular Planning Board Meeting.
 4. Discussion regarding density of single-family housing in the R-2 zoning area.
 5. Board Member Comments
 6. Adjourn
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1 **COLUMBUS PLANNING BOARD & BOARD OF ADJUSTMENTS**
2 **Minutes of Regular Meeting**
3 **Tuesday, September 5, 2023**

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5 The Town of Columbus Planning Board and Board of Adjustments met on Tuesday, September
6 5, 2023, at 6:03 p.m. in the Columbus Town Hall Council Chambers.

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8 **Roll Call**

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10 Jimmie Buell
11 Marshall Watkins
12 Mark Blanton, Vice-Chairwoman
13 Ernie Kan, Voting Alternate Member

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15 **Staff Present:** Timothy J. Barth, Town Manager
16 Stephanie Serrano, Administrative Assistant

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18 **In absence:** Cathy Elliott, Chairwoman & Virginia Green

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20 The meeting was called to order at 6:03 p.m. A roll call was taken, and the vice-chairman
21 acknowledge all present with the exception of Cathy Elliott, Chairwoman and Virginia Green.

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23 **Approval of the minutes of the August 1, 2023, Regular Planning Board Meeting**

24 Mr. Watkins requested to change line item #19, "A roll call was taken, and the 'chairman'
25 acknowledged all present with the exception of Cathy Elliott, Chairwoman and Virginia Green."

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27 Mr. Watkins made a motion to accept the minutes with the changes made to August 1, 2023,
28 meeting as presented. Mr. Blanton seconded, and the motion carried unanimously.

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30 **Discussion Regarding Density of Single-Family Housing in R-2 Zoning Area**

31 Mr. Barth stated that those that have water and sewer service will typically have a minimum lot
32 size of 10,000 sqft or a quarter of an acre. Mr. Blanton asked whether the change in lot size
33 would affect the development at Outreach Ministries. Mr. Barth stated that the organization's
34 development would not be affected by the changes since it is a planned unit. Mr. Barth added
35 that there is currently a portion of the property that is not buildable, however, if they would like
36 to use the buildable portion in a denser manner then they must ask for approval of the Planning
37 Board and the Town Council. Mr. Barth stated that the Columbus, NC Code of Ordinance under
38 Section (154.066) Dimensional Requirements states that for Medium Density Community
39 Residential (R-2) the minimum lot size with no water or sewer is 20,000 sqft, a lot with water
40 only is 15,000 sqft and a lot with both water and sewer is 10,000 sqft. Mr. Watkins asked if the
41 Town Council was concerned about a specific section of the R-2 Zoning Area or R-2 as a whole.
42 Mr. Barth stated that the Mayor, Patrick McCool, was concerned about the lot sizes of R-2 in
43 general for the future so he would like to ask the Planning Board for their recommendations.
44 Ms. Kan stated is important to consider our water structure before giving approval to new
45 developments to protect our system. Mr. Barth stated that he would be able to approve without
46 the consideration of the Town Council primarily in a circumstance where a relative decides to

47 give a lot to their child since it would be considered a minor subdivision. Ms. Kan stated that she
48 understands that the Town Manager, Mr. Barth, has the authority to approve minor subdivisions
49 but the Town needs to take into consideration the needs and safety of others instead of the needs
50 of one person in order to work with the space that we have. Mr. Watkins stated that when you
51 layout a neighborhood from scratch then it will depend on the placement of the structures to
52 work with the confines of a quarter of an acre, therefore, the lot size is not much of issue it is
53 land management. Ms. Buell stated that while land management can help Mayor McCool is
54 probably concerned about how the increase of residents in the future would affect the current
55 density of R-2 as locations such as Asheville, NC or Hendersonville, NC are becoming more
56 expensive to live. Mr. Blanton asked what would be the maximum number of developments that
57 can be built in R-2 before it exceeds the water and sewer capacity. Mr. Barth stated that our
58 water capacity for treatment is 800,000 gallons per day but as of right now our daily demand for
59 our system is at 225,000 gallons to provide water.

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61 Mr. Blanton made a motion to table the recommendation of Single-Family Housing in R-2
62 Zoning Area to the next meeting on Tuesday, October 10, 2023.

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64 Board Comments

65 Ms. Kan asked if the Town Council has reviewed the updated terms for those who are on limited
66 term on the Planning Board. Mr. Barth stated that the terms have not been looked at, however, he
67 will ensure it is reviewed by the next meeting on Tuesday, October 10, 2023, and approved by
68 the Town Council. Ms. Buell asked to clarify line item #31 stating "if the Town Manager, Mr.
69 Barth, denied the request of Infinity Engineering Group, LLC to place an ATM at 250 West
70 Mills Street, Columbus, NC 28722". Mr. Barth stated he did not deny their request, he only
71 postponed their request for the placement of an ATM until they created three spaces to
72 compensate for the loss of three spaces. Mr. Blanton asked if there were any updates regarding
73 the appearance of Blue Waters Pool & Spas located on Peak Street, Columbus, NC. Mr. Barth
74 stated that unfortunately there is nothing much he can do since they claim that they do not have
75 enough funds to make any progression.

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77 There being no further business to discuss, Mr. Watkins made a motion to adjourn. Mr. Blanton
78 seconded, and the meeting was adjourned at 6:41 PM.

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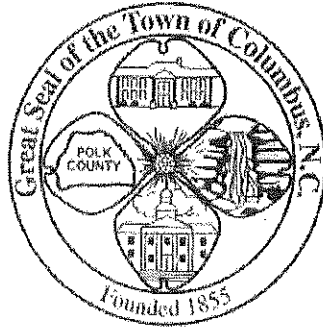
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Mark Blanton, Chairman

Stephanie Serrano, Administrative Assistant



MEMORANDUM FOR PLANNING BOARD MEETING

To: Columbus Planning Board
From: Timothy J. Barth, Town Manager
Re: Discussion Regarding Density of Single-Family Housing in the R-2 Zoning Area
Date: October 10, 2023

Background

A concern has been raised that the Town's minimum lot size may be too small. In the R-2 zoning area the minimum lot size is 10,000 square feet. This would mean approximately 4 houses per acre.

The Town Council discussed this at their September 21 meeting. There were suggestions of making the R-2 minimum lot size $\frac{1}{3}$ or $\frac{1}{2}$ an acre. I have attached the density page from the UDO.

If you have questions or concerns, please do not hesitate to contact me.

ARTICLE 9. DIMENSIONAL REQUIREMENTS

SECTION 9.1 TABLE OF YARD, AREA, AND HEIGHT REQUIREMENTS

District	Residential Density				Minimum Yard Setback Requirements (feet)				
	Minimum Lot Area (sq. ft.) ¹	Minimum Land Area ¹ Per Dwelling Unit (sq. ft.)	Maximum Number ² Dwelling Units Per Acre	Minimum Lot Width at Building Line (feet)	Front Yard (whichever is greater)				Maximum Height (feet)
					From Right-of-Way	From Centerline	Side yards ²	Rear Yard	
Residential Estate (RE)⁵	87,120	87,120	0.5	125	45	90	20	30	45
Low Density Residential (R-1)⁵	20,000 (no water or sewer)	For first unit: 20,000 (no water or sewer)	4	85	30	60	10	20	45
	15,000 (water only)	15,000 (water only)							
	10,000 (water and sewer)	10,000 (water and sewer) Plus: 11,000 each additional unit							
Medium Density Residential (R-2)⁵	20,000 (no water or sewer)	For first unit: 20,000 (no water or sewer)	4	85	20	50	10	20	45
	15,000 (water only)	15,000 (water only)							
	10,000 (water and sewer)	10,000 (water and sewer) Plus: 11,000 each additional unit							
Central Business District (CBD)	None	For first unit: 5,000 sq. ft. Plus: 5,500 each additional unit	8	20	5 ³	-	-	-	36